

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
July 15, 2021

The Board of Directors conducted its regularly scheduled meeting in the Admin Conference Room in the shopping center on Thursday, July 15, 2021 beginning at 2:00 PM. Attending in person were Board members John Andrews, Bob Bronner, Karl Grentz and Boyd Mackleer while George Earle participated via speaker phone. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 PM by the President, Karl Grentz.

The Board first conducted a discussion about committees in general and the differences between what the HM HOA Bylaws say about committees and their relationship with the Board versus the general practices by which committees have governed themselves. They then discussed mechanisms for moving committee governance and administration more into alignment with the existing HM Bylaws. Finally, there were some committee specific discussions about choosing leadership and filling ranks now and moving forward.

The members then discussed on-going planning for the anticipated improvements to the recreation facilities. Several members of the Board, along with HMSG president John DeVol and managing agent Ed McFalls had met with Chris Weir of Southwest Green the day before to review the layout and grades for the planned horseshoe pits, new bocce courts and new shuffleboard courts. Drainage issues were reviewed as well though Southwest preferred those be handled by others. Chris Weir also inspected the tennis courts, commented on their good condition and made some recommendations about keeping them as such and treating for mildew.

Bob Bronner reported for the Finance Committee that engineer Dan Daley was working on stormwater management designs and had shared some sketches with Ed the week before. Much of the time Dan can commit to HM has been spent on the Sunoco issues over by Quaker. Bob also reported the Finance Committee would be meeting with Amenity Chairs and Board liaisons over the next two Monday afternoons to receive reports and hear of budget requests for 2022 and/or capital needs.

George Earle updated the Board on John Lister's work on the CC expansion plans and his goal for a September bidding effort. Several plan details were reviewed for clarification.

The group then discussed Technology Committee issues. The new hersheymill55plus.com website was expected to debut by now, but in final review there was some concern about the quality of the photographs so some of these are being changed out. The Board then discussed the periodic e-mail communications to the community very ably sent out by Sherry Kane on behalf of the Technology Committee. The Board feels some of this very terminology to be confusing, and the accumulation of material over a week's time leads to messages which are long and deal with so many varied topics that too many residents are not bothering to read them and thus missing out on some information that is likely important to

them. The Board asked Karl as President to name a Communications Committee (to include the Kanes) from which community-wide e-mails should emanate in the future. It is also desired that e-mails – perhaps "Hershey's Mill News" - be sent more frequently but limited to but one or two (hopefully related) topics so it's easier for residents to determine which ones are of genuine interest to them and which they can delete without perhaps then missing valuable information.

With respect to the Pool Committee, the Board discussed the diving board which an attentive resident pointed out its support was showing cracks and signs of rust while the board itself is displaying evidence of cracks. The diving board was closed off as of July 2nd, and the Pool Committee is in favor of its removal and not to be replaced so the deep end can be enjoyed by wading residents. The Board has asked the Pool Manager to request our pool contractor to remove the board and its support, and cover the bolts for the balance of the summer so a final determination can be made after the season. The Board also voted to add Sandy Bonner, a resident of Quaker Village, to the Pool Committee. Sandy has considerable experience in pool operations and management.

In other business the Board:

1. Heard from Boyd the Document Review Committee has a long list of issues to address;
2. Learned engineer Dan Daley is managing the effort to get the plans for grading adjacent to the Quaker Village site – which Sunoco has approved assuming HM residents and entities are supportive – submitted and reviewed by the various agencies having jurisdiction (East Goshen, Chester County and PA DEP);
3. Reviewed a list of issues submitted by Franklin's council as part of its consideration of the desired final segment of walking trail loop in their area;
4. Agreed to share with Ashton Village the cost of some desired maintenance of trees forming a canopy over a Master Association walking trail;
5. Discussed some other possible stormwater management issues in the area of lower Ashton, with water from Chandler Drive, Ashton and the 15th hole of the golf course;
6. Discussed a resident's concern about his village not adequately enforcing its rules about use of carports;
7. Reviewed the status of trash contract discussions and insurance renewal efforts; and
8. Reviewed the monthly reports for the Security department (the meeting happening too early for a Finance Committee Report).

The meeting adjourned at 4:15 pm.

Respectfully Submitted

Ed McFalls